



Louisiana Housing Finance Agency

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Message from the Governor



KATHLEEN BABINEAUX BLANCO
GOVERNOR

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For over 25 years the Louisiana Housing Finance Agency has excelled at its mission of providing safe affordable, energy efficient housing for Louisiana residents. The dedicated service and tireless efforts of LHFA's professional staff is shown through the great success of its housing programs and initiatives. During this critical period in housing recovery, the agency's contributions have been vital in the redevelopment and growth across the state.

LHFA reduces the cycle of poverty by increasing our housing stock and making homeownership a reality through mortgage revenue bond and low-income housing tax credit programs. In a coordinated effort with governmental agencies, the necessary policies and initiatives are devised to effectively meet housing needs. As residents take advantage of these housing opportunities, the quality of life for our citizens and our communities are improved.

There are challenges that lay ahead of Louisiana, but LHFA stands poised and committed in overcoming barriers. Quality and affordable housing are essential elements in reclaiming the communities devastated by Hurricanes Katrina and Rita and these storms have only strengthened efforts to meet the needs of residents.

The Louisiana Housing Finance Agency 2006 annual report has illustrated its great works in statistical data and stakeholder profiles. I am confident that these highlights will be overshadowed by its future accomplishments and success. On behalf of a grateful Louisiana, I thank LHFA for their important role in creating stronger, better and safer housing.

Sincerely

A handwritten signature in black ink that reads "Kathleen Babineaux Blanco".

Kathleen Babineaux Blanco, Governor



Message from the President

LOUISIANA IS RECOVERING and the LHFA continues to lead the way. Despite the havoc created in the wake of the greatest natural disaster in American History, the LHFA worked closely with the Louisiana Recovery Authority, Office of Community Development, developers, and its community-based stakeholders to ensure that Louisianians have affordable, attractive and functional homes in which to return.

The LHFA believes that developing affordable housing is not just about financing sticks and bricks. Housing is also about investing in the human mortar that binds those sticks and bricks into cohesive communities. It is about providing a family and a senior citizen with a safe and lasting harbor while we nurture our children within that sanctuary. It is about the ability of our students to sit contentedly at computers and have the entire world displayed at their fingertips. It is about gathering peacefully in community rooms to discuss and plan the future of our neighborhoods. It is about building within struggling communities the same support matrix that exists in thriving communities.

To prevent the corrosive effects of exclusion and disenfranchisement from recurring, the LHFA's mission is to finance dwellings that offer more than just a nice place to live. We believe in ensuring that our neighborhoods contain the vital essentials that connect individuals to educational, economic and social resources that at their core involve residents and at their zenith evolve communities.

The LHFA's Board of Directors and staff are honored to offer this report which highlights the state's \$3.1 billion investment in its citizens. We are equally proud to highlight a few of the more than 21,026 homes and apartments this investment will yield. We are prouder still of the work of our colleagues and partners whose efforts have transformed mere high-rise buildings into the building blocks of new communities. Yes, Louisiana IS recovering and the LHFA looks to a brighter future as our new communities grow into a rich residential tapestry that stretches from one end of our state to the other.



Milton J. Bailey, President



Board of Commissioners 2006



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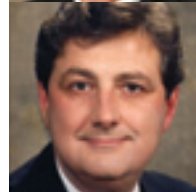
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Greg Gachassin



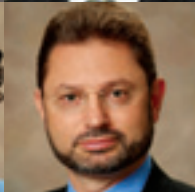
Allison Jones



John N. Kennedy



Meriell Lawson



Mark Madderra



Philip W. Miller



Larry Mouton



Danette O'Neal

LHFA'S RESPONSE TO HURRICANES KATRINA AND RITA

In the wake of these devastating storms, housing recovery became the primary focus of Louisiana's rebuilding efforts. The LHFA worked diligently with other state agencies, to carry out its mission of providing affordable and safe housing. During this critical period of recovery, LHFA continues to make huge strides in restoring, rebuilding and reclaiming our communities with new housing initiatives.

GO ZONE TAX CREDIT PROGRAM

Similar to the existing Low-Income Tax Credit Program, GO Zone Tax Credits were designated by the federal government to address the recovery needs in heavily impacted areas of the state. In 2006, \$168,011,312 in GO Zone tax credits was allocated which is expected to yield over 14,957 housing units. This figure includes forward allocations from 2007 and 2008.



Profile: Developer

Will Belton is a developer with the AAMAGIN Group. Belton has over 13 years of experience in the development of affordable housing. He has been instrumental in the development of single and multi-family housing in the GO Zone Areas.

"I have been a consultant and developer working in partnership with LHFA for over a decade. LHFA has played a material role in the growth of AAmagin Property Group and my vision of affordable housing. Through those efforts AAmagin Property Group, LLC and LHFA are helping individuals and families in and outside of the GO Zone area eliminate asset poverty." – Will Belton

GO Zone Tax Credits allocated in 2006

Chart does not include 2007-2008 forward allocations.

Project Number	Project Name	Parish	Number of Buildings	Number of Units	Award
06(2)-112	3501 St. Claude 3501 St. Claude New Orleans, LA 70117	Orleans	1	36	\$633,792
06(2)-113	Opportunity Homes Scattered Sites New Orleans, LA	Orleans	30	54	\$771,722
06(2)-115	Village at McNeese South Park Rd., 400 ft. south of McNeese Lake Charles, LA 70605	Calcasieu	60	60	\$706,839
06(2)-125	West Crowley Subdivision John F. Kennedy Drive Crowley, LA 70526	Acadia	68	68	\$1,226,272
06(2)-126	North Abbeville Subdivision II North Lafitte Road Abbeville, LA 70510	Vermillion	60	60	\$1,064,947
06(2)-161	South Rayne Subdivision 957 W. Branch Street Rayne, LA 70579	Acadia	52	52	\$968,495
06(2)-165	Falstaff Apartments 2600 Gravier Street New Orleans, LA 70119	Orleans	7	156	\$1,210,755
06(2)-167	Ashley Place Phase 3 219 Edgewood Dr Denham Springs, LA 70727	Livingston	14	28	\$356,093
06(2)-168	Audrey Heights 2100 Eden Street Covington, LA 70435	St. Tammany	22	40	\$619,128
06(2)-169	Bayou Place II 120 Arpent New Iberia, LA 70560	Iberia	25	25	\$435,685
06(2)-170	Frenchmen's Creek 1150 Cypress Sulphur, LA 70663	Calcasieu	40	40	\$593,988
06(2)-173	Country Lane Senior Residences of Slidell Old Covington Hwy. Slidell, LA 70458	St. Tammany	26	52	\$940,285
06(2)-180	Guste II-B 2501 Erato Street New Orleans, LA 70113	Orleans	19	52	\$850,462

Project Number	Project Name	Parish	Number of Buildings	Number of Units	Award
06(2)-181	Fischer IV-3 Multiple Addresses New Orleans, LA	Orleans	26	26	\$899,187
06(2)-183	Tchoupitoulas 3249 Tchoupitoulas St. New Orleans, LA 70113	Orleans	9	18	\$320,014
06(2)-184	C. J. Peete I 2514 Washington Ave. New Orleans, LA 70113	Orleans	25	50	\$1,113,323
06(2)-186	Villages of Lake Charles Lake Charles, LA	Calcasieu	29	119	\$746,985
06(2)-190	Country Lane Sr. Residences Boater's Road & I-10	St. Tammany	64	64	\$1,168,439
06(2)-191	Cedar Pointe Subdivision Mickens Road Baton Rouge, LA 70811	E. Baton Rouge	80	80	\$1,220,972
06(2)-209	The Ridge at Lake Charles Weaver Road Lake Charles, LA 70605	Calcasieu	6	96	\$1,203,719
06(2)-213	Georgetown of New Orleans II 7209 E. Suffolk Drive New Orleans, LA 70126	Orleans	12	119	\$1,073,142
06(2)-219	Louise Landing Lake Charles, LA 70601	Calcasieu	56	56	\$1,115,582
06(2)-220	Delta Crossing Vinton, LA 70648	Calcasieu	54	54	\$1,085,443
06(2)-221	Gordon Woods Goodman Roads Lake Charles, LA 70605	Calcasieu	70	70	\$1,206,485
06(2)-223	Tullis Pointe Residences Tullis Road New Orleans, LA 70131	Orleans	1	200	\$1,224,976
06(2)-225	Claiborne Homes I Claiborne Blvd/ Beechgrove Blvd Westwego, LA 70094.	Jefferson	60	60	\$1,037,719
06(2)-236	Live Oak Manor I Jeffer St Waggaman, LA 70094	Jefferson	60	60	\$686,869

Project Number	Project Name	Parish	Number of Buildings	Number of Units	Award
06(2)-237	Live Oak Manor II Jeffer St Waggaman, LA 70094	Jefferson	60	60	\$563,131
06(2)-249	Wisdom Manor 4324 General Ogden St New Orleans, LA 70129	Orleans	1	32	\$462,321
06(2)-250	Bayou Garden Apts 13501 Chef Neteur Hwy New Orleans, LA 70129	Orleans	6	160	\$1,111,674
06(2)-258	River Garden Elderly Apts 2017 Laurel Street New Orleans, LA 70130	Orleans	1	57	\$927,376
06(2)-259	River Garden Historic Apts 1801 St. Thomas New Orleans, LA 70130	Orleans	5	37	\$645,170
06(2)-260	Flint Goodridge Apts 2425 Constance St New Orleans, LA 70115	Orleans	1	89	\$941,489
06(2)-284	NAPFE Towers 3200 Garden Oaks Drive New Orleans, LA 70114	Orleans	1	98	\$1,135,517
06(2)-289	The Savoy II 6840, 6852, 6866 Cindy Pl New Orleans, LA 70127	Orleans	1	44	\$808,134
06(2)-303	Bywater Arts Loft 3725 Dauphine Street New Orleans, LA 70117	Orleans	5	54	\$765,000
06(2)-308	LOR/ROS Residences Clifford Court Waggaman, LA 70094	Jefferson	61	61	\$915,412
06(2)-326	Patterson Homes 0 Patterson St Algiers, LA 70131	Orleans	30	30	\$544,935
06(2)-329	Elmwood Homes Elmwood Park Drive New Orleans, LA 70114	Orleans	40	40	\$703,414
06(2)-330	Brickwood Apartments Belle Chase Highway Gretna, LA 70053	Jefferson	9	72	\$1,196,077
TOTALS			1197	2629	\$35,200,968
TOTAL 2006 GO-Zone Allocation				4631	\$6,917,474

THE FIRST RESPONDERS PROGRAM

The First Responders Program is designed to assist Louisiana's first responders in obtaining affordable housing. First responders include police officers and firemen employed by a local government municipality or state government, licensed registered nurses, licensed practical nurses, certified nurse assistants employed by public or private hospitals, and emergency medical technicians.

First Responders Loans by Parish Oct 23 2006 through Feb 06 2007

Parish	Total Loans	Total Dollar Amount	Average Loan Amount
Ascension	2	\$409,160	\$204,580
East Baton Rouge	4	\$683,494	\$170,873
Iberia	1	\$60,000	\$60,000
Jefferson	11	\$1,912,125	\$173,829
Lafayette	2	\$251,500	\$125,750
Livingston	2	\$333,500	\$166,750
Orleans	4	\$681,750	\$170,437
St. John the Baptist	2	\$305,650	\$152,825
St. Tammany	1	\$166,000	\$166,000
Tangipahoa	1	\$148,600	\$148,600
Totals	30	\$4,951,779	\$165,059



THE INSURANCE ASSISTANCE PROGRAM

Many Louisiana residents have faced sharp increases in their insurance premiums post-Hurricanes Katrina and Rita. In 2006, LHFA launched the Insurance Assistance Program which offers aid to low and moderate income families that are participants in the HOME/MRB program. LHFA is the first state housing agency in the nation to create an insurance assistance program for its residents.



HOME/MRB Insurance Loans by Parish Oct 23 2006 through Feb 06 2007

Parish	Total Loans	Total Dollar Amount	Average Loan Amount
Ascension	1	\$104,550	\$104,550
Caddo	4	\$284,721	\$71,180
East Baton Rouge	20	\$1,866,004	\$93,300
East Feliciana	1	\$85,000	\$85,000
Iberia	1	\$60,000	\$60,000
Jefferson	1	\$88,000	\$88,000
Lafourche	1	\$130,000	\$130,000
Livingston	2	\$333,500	\$166,750
Madison	1	\$127,499	\$127,499
St. Charles	1	\$165,000	\$165,000
St. John the Baptist	2	\$252,891	\$126,445
Totals	35	\$3,497,165	\$99,919

LA HOUSINGSEARCH.ORG

In a collaborative effort with the Department of Health and Hospitals and Social Serve, LHFA launched a free online resource to list and locate affordable rental units. The website provides easy accessibility and detailed listings of available rental properties throughout the state.



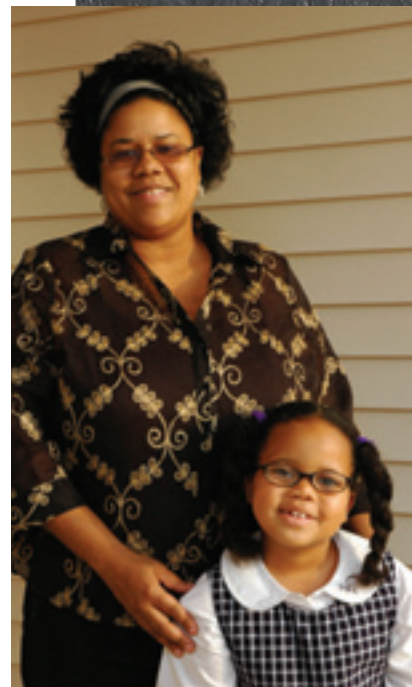
Homeownership PROGRAM

The Louisiana Housing Finance Agency offers different financing options for low and moderate income families through its Homeownership Program. LHFA's mortgage revenue bond programs are funding resources that provide homeownership opportunities to Louisiana residents. LHFA has partnered with over 200 participating lenders to expand homeownership opportunities for low and moderate income single family households throughout Louisiana.

1. MRB Assisted Program - Provides assistance equal to 4% of the mortgage loan amount for down payment and/or closing costs.
2. Teacher's Assisted Program - Offers assistance equal to 4% of the mortgage loan amount for down payment and/or closing costs. To qualify, the borrower must be an active employee of a parish, city or private school board, holding a Louisiana teacher's certificate.
3. MRB Unassisted Program - Provides low rate or below market rate mortgage loans without assistance. The borrower's investment is regulated by the particular type of loan being made - FHA, VA, RD or conventional.
4. HOME/MRB Program - Offers low-rate loans to home buyers who may need help with closing costs or down payment. Assistance ranging from 4.5% to 9% of mortgage amount is available for eligible home buyers.

Profile: Teacher

Patrice Strickland is a schoolteacher with the Orleans Parish School Board. This is her second home financed by the Louisiana Housing Finance Agency.



"When I found the house I was looking for, I was so excited but I was very unsure if I was going to be able to afford it. After going through the initial mortgage process and finding out about the LHFA homeownership program, I knew my dream was about to come true. And it did! The Louisiana Housing Finance Agency has had a great impact on my life. If it wasn't for this program I wouldn't be in my dream home."

- Patrice Strickland

HOMEOWNERSHIP BY PARISH FISCAL YEAR 2005-2006

Parish	Number of Loans	Loan Amount	Average Loan Amount	Average Sales Price	Average Annual Income
Ascension	27	3,224,996	119,444	123,080	40,516
Assumption	1	64,000	64,000	80,000	23,544
Bossier	6	533,876	88,979	90,404	33,429
Caddo	13	1,074,963	82,689	93,554	33,190
East Baton Rouge	83	8,627,472	103,945	106,764	38,257
East Feliciana	2	170,425	85,212	86,550	34,890
Grant	1	86,700	86,700	85,000	51,545
Iberville	1	54,500	54,500	55,000	25,402
Jefferson	70	8,463,004	120,900	131,460	39,608
Lafourche	2	241,600	120,800	143,750	43,439
Lincoln	1	68,875	68,875	72,500	24,665
Livingston	72	7,841,501	108,909	117,102	45,327
Orleans	75	9,252,036	123,360	122,016	43,951
Ouachita	1	122,084	122,084	124,000	47,208
Point Coupee	1	88,054	88,054	89,000	30,000
Rapides	3	231,485	77,161	79,000	40,186
St. Bernard	4	296,882	74,220	74,475	32,000
St. Charles	5	650,484	130,096	130,950	41,942
St. James	1	171,000	171,000	173,000	45,759
St. John the Baptist	18	2,023,014	112,389	114,631	36,448
St. Landry	1	47,609	47,609	47,500	47,808
St. Tammany	15	1,856,059	123,737	131,174	42,680
Tangipahoa	2	194,800	97,400	132,921	44,683
West Baton Rouge	4	513,954	128,488	137,800	44,137
Webster	1	86,500	86,500	86,500	37,026
West Feliciana	2	221,255	110,627	110,450	43,347
Total Loans:	412	\$46,207,128			
Averages:			\$99,910	\$105,330	\$38,884

Profile: Lender

Frank Moresco, a mortgage lender with Whitney National Bank, has been working with LHFA loan products for over ten years. During such a critical period of housing recovery, he recognizes the benefits that LHFA loan products offer to his customers.



“As a lender, a genuine sense of gratitude is felt. LHFA has promoted homeownership at a much needed time. The joint effort between LHFA and mortgage lenders in our area has been crucial to our recovery.”

–Frank Moresco

The American Dream

THE AMERICAN DREAM DOWN PAYMENT INITIATIVE (ADDI)

The American Dream Down Payment Initiative (ADDI) is designed to expand homeownership opportunities for low-income households, especially single parent families. This initiative helps to revitalize and stabilize an important sector of our community.



ADDI LOANS Year Ending 06-30-06

ADDI LOANS							
Year Ending 06-30-06							
Property's Address	Parish	Mortgage Loan Amount	Purchase Price	Amount of Grant	Total Household Income	Date Closed	
314 N. 12 th St. Oakdale 71463	Allen	38,570	45,000	10,000	16,952	6/26/06	
2110 Simmmons St. Lake Charles 70601	Calcasieu	13,778	22,000	10,000	7,561	7/1/05	
1716 Wendell St. Lake Charles 70601	Calcasieu	50,750	62,000	10,000	31,739	5/1/06	
6965 E. Monarch Ave. Ba ^{ton} Rouge 70812	EBR	58,159	65,000	10,000	32,093	7/29/05	
6856 Oak Glen Ct. Ba ^{ton} Rouge 70812	EBR	74,095	82,000	10,000	25,764	11/17/05	
3015 Lambert Dr. Ba ^{ton} Rouge 70805	EBR	70,263	77,500	10,000	27,590	11/15/05	
13951 Alsen Heights Pkwy Ba ^{ton} Rouge 70807	EBR	76,480	85,000	10,000	30,838	3/3/06	
1035 Rosedale Ba ^{ton} Rouge 70815	EBR	82,824	88,000	10,000	29,000	2/27/06	
109 Marina Ave. Scott 70583	Lafayette	77,343	86,200	10,000	29,347	6/9/06	
36269 Lynchburg Dr. Denham Springs 70706	Livingston	93,380	105,000	10,000	27,851	10/24/05	
641 Cougar Dr. Arabi 70032	St. Bernard	86,275	95,000	10,000	36,000	8/2/05	
TOTAL GRANTS			110,000				
AVERAGE LOAN AMOUNT		65,629					
AVERAGE INCOME		26,794					

"LHFA along with other local housing agencies in Baton Rouge played an integral role in me owning a home for my family. I now have not only an asset but a place to call home."

– C. Thomas

Baton Rouge, LA



Rural Development **PROGRAM**

LHFA works in partnership with Rural Development of the U.S. Department of Agriculture to expand affordable homeownership opportunities for low-income households in rural areas. The maximum grant amount provides \$14,999 and closing cost in connection with a first mortgage loan and other assistance (2nd mortgage) made available by Rural Development.



Parish	Total Loans	Total Grant Amount
Caddo	1	\$14,999
Livingston	1	\$14,999
Ouachita	2	\$29,998
St. John	2	\$29,998
Tangipahoa	1	\$14,999

Mark-to-Market PROGRAM

The Mark-to-Market Program is a collaborative effort between the U.S. Department of Housing and Urban Development (HUD), Louisiana Housing Finance Agency (LHFA) and Section 8 property owners. The program is designed to restructure the Section 8 debt on properties in a way that ensures owners can continue to operate properties with affordable rental rates.

Mark-to-Market Projects that closed in Fiscal Year 05-06

Name	Parish	Number of Unit	Rehab Dollars	Congressional District
Auburn Place	Beauregard	30	\$185,876	4
*Stone Vista	Caddo	150	\$887,315	4
*Cooper Road	Caddo	108	\$544,241	4

**Through debt restructuring, funds were made available for minor and critical repairs, as well as significant additions on two (2) of the three (3) properties. This included the installation of central air-conditioning and the construction of a Neighborhood Network Center.*



Projects Received into the Mark-to-Market Program for Fiscal Year 05-06

Name	Parish	Number of Unit	Congressional District
Bacmonila Apartments	Iberia	150	3
Canaan Village	Caddo	120	4
Eden Gardens	Caddo	77	4
Natchitoches-Thomas	Natchitoches	120	6
Starr Lodge	Madison	120	4
Brown Park	Caddo	120	4
Deville	Ascension	100	8
Riverview	Ascension	50	8





Bond Finance PROGRAM

The Multifamily Bond Finance Program provides a source of funding for a variety of affordable, multifamily rental developments.

Under this program, LHFA issues revenue bonds to developers, for financing the acquisition, construction and/or rehabilitation of affordable housing for low-to-moderate income families and individuals.

Bond Finance Developments *that closed in Fiscal Year 05-06*

Name	Parish	\$ of Bonds Issued	Number of Unit	Congressional District
Meadow Brook Apts.	EBR	\$5,400,000	200	6
The Crossings	Livingston	\$7,500,000	136	6
Peppermill I & II	Calcasieu	\$4,600,000	120	7

Performance Based Contract Administration PROGRAM

The Louisiana Housing Finance Agency (LHFA) works in partnership with the U.S. Department of Housing and Urban Development (HUD) to provide administrative oversight as the “Contract Administrator” for various project-based Section 8 properties statewide. Project-based Section 8 assistance enables low-income families to obtain a safe, decent and affordable home. The federally funded project-based Section 8 program provides rental subsidies to project owners on behalf of eligible low-income families.

Participating families must pay the HUD required portion of the rental payment and the Section 8 subsidy pays the remaining balance of the HUD approved rent. LHFA's role includes on-site management and occupancy reviews, reviewing and authorizing Section 8 subsidy payments, processing rental adjustments and contract renewals, and monitoring units for overall program compliance.



Property Name	Number of Units	City	Parish	Congressional District
Kathy Apartments	72	Crowley	Acadia	7
Shady Oaks Homes	100	Crowley	Acadia	7
The Meadows Apartments	72	Crowley	Acadia	7
D'ville Village	100	Donaldsonville	Ascension	3
Riverview Apartments	20	Donaldsonville	Ascension	3
Riverview Apartments	30	Donaldsonville	Ascension	3
Augustine Park Apts	48	Bunkie	Avoyelles	5
Imani Courts, Inc.	40	Mansura	Avoyelles	5
St. Johns Village	50	Moreauville	Avoyelles	5
Holy Cross Villas	78	Bossier City	Bossier	4
North Park Apartments	110	Bossier City	Bossier	4
Benton Manor	20	Bossier City	Caddo	4
Brown Park Estates	108	Shreveport	Caddo	4
Canaan Towers Apartments	100	Shreveport	Caddo	4
Canaan Village Apartments	120	Shreveport	Caddo	4
C-barc	24	Shreveport	Caddo	4
Cedar Hill Apartments	142	Shreveport	Caddo	4
Central Park West	42	Vivian	Caddo	4
Clear Horizons Apartments	84	Shreveport	Caddo	4
Cooper Road Plaza Apartments	108	Shreveport	Caddo	4
Eden Gardens South	76	Shreveport	Caddo	4
Fair Park Terrace	70	Shreveport	Caddo	4
Galilee Eden Gardens	51	Shreveport	Caddo	4
Galilee Majestic Arms	75	Shreveport	Caddo	4
Lakeside Gardens Apartments	88	Shreveport	Caddo	4
Monterey Hills	60	Vivian	Caddo	4
New Zion	100	Shreveport	Caddo	4

Property Name	Number of Units	City	Parish	Congressional District
Northside Villa	84	Shreveport	Caddo	4
Northwood Apartments II	33	Shreveport	Caddo	4
Pine Hill Estates	110	Shreveport	Caddo	4
Prince Village Apartments	60	Shreveport	Caddo	4
U.S. Goodman Plaza Apartments	170	Shreveport	Caddo	4
University Oaks, Phase I	42	Shreveport	Caddo	4
University Oaks, Phase II	40	Shreveport	Caddo	4
Wellington Square	170	Shreveport	Caddo	4
Cypress Apartments	55	Lake Charles	Calcasieu	7
Hathaway	20	Lake Charles	Calcasieu	7
Chateau Du Lac	198	Lake Charles	Calcasieu	7
Fairwood Manor	95	Lake Charles	Calcasieu	7
Sunlight Manor	128	Lake Charles	Calcasieu	7
Tower Oaks Apartments	152	Lake Charles	Calcasieu	7
Columbia Gardens Apartments	24	Columbia	Caldwell	5
Jonesville Housing	32	Jonesville	Catahoula	5
Sicity Island Housing	32	Sicity Island	Catahoula	5
Concordia Apartments	80	Concordia	Concordia	5
Clayton Housing	40	Clayton	Concordia	5
Ferriday Elderly	52	Ferriday	Concordia	5
King Park Apartments	32	Ferriday	Concordia	5
Desoto Estates	130	Mansfield	De Soto	4
Ardenwood Park Apartments	129	Baton Rouge	E. Baton Rouge	6
B R Residential Center	12	Baton Rouge	E. Baton Rouge	6
Capital City South	67	Baton Rouge	E. Baton Rouge	6
Catholic-presbyterian Apartments	195	Baton Rouge	E. Baton Rouge	6
Denham Street Apartments	123	Baton Rouge	E. Baton Rouge	6
Elm Grove Gardens	84	Baton Rouge	E. Baton Rouge	6
Elm Street	60	Baton Rouge	E. Baton Rouge	6
Holiday Acres	54	Baton Rouge	E. Baton Rouge	6
Hudson Square	82	Baton Rouge	E. Baton Rouge	6
Meadowpark	50	Baton Rouge	E. Baton Rouge	6

Property Name	Number of Units	City	Parish	Congressional District
Oak Park Plaza	100	Baton Rouge	E. Baton Rouge	6
Scotland Square Apartments	175	Baton Rouge	E. Baton Rouge	6
Suburban Apartments	90	Baton Rouge	E. Baton Rouge	6
Suburban Apartments	22	Baton Rouge	E. Baton Rouge	6
Suburban Apartments	28	Baton Rouge	E. Baton Rouge	6
Villa St. Francis	68	Baton Rouge	E. Baton Rouge	6
Wesley Chapel	82	Baton Rouge	E. Baton Rouge	6
Wesley Plaza	200	Baton Rouge	E. Baton Rouge	6
Heritage Square Apartments	52	Lake Providence	East Carroll	5
Gabriel Villa	64	Ville Platte	Evangeline	7
Savoy Heights/mamou Elderly Housing Development	54	Mamou	Evangeline	7
Village De Memoire I	79	Ville Platte	Evangeline	5
Village De Memoire II	35	Ville Platte	Evangeline	5
Franklin Manor Apartments	32	Wisner	Franklin	5
Winnsboro Homes	50	Winnsboro	Franklin	5
Bacmonila Garden Apartments	150	New Iberia	Iberia	3
Southside Village	24	Jeanerette	Iberia	3
St. Edwards Subdivision	98	New Iberia	Iberia	3
Village Homes	24	Hodge	Jackson	5
Chateau Ames	98	Marrero	Jefferson	2
King Frederick	68	Gretna	Jefferson	2
Laurel Gardens Apartments	59	Metairie	Jefferson	2
Malcolm-kenner Apartments	65	Kenner	Jefferson	2
Metairie Manor	200	Metairie	Jefferson	2
Metairie Manor II	87	Metairie	Jefferson	2
Monsignor Wynhoven I	200	Marrero	Jefferson	2
Monsignor Wynhoven II	150	Marrero	Jefferson	2
Ridgefield Apartments	100	Marrero	Jefferson	2
Ridgefield Apartments	100	Marrero	Jefferson	2
Westminster Towers	200	Kenner	Jefferson	2
Westminster Homes	40	Jennings	Jefferson Davis	7

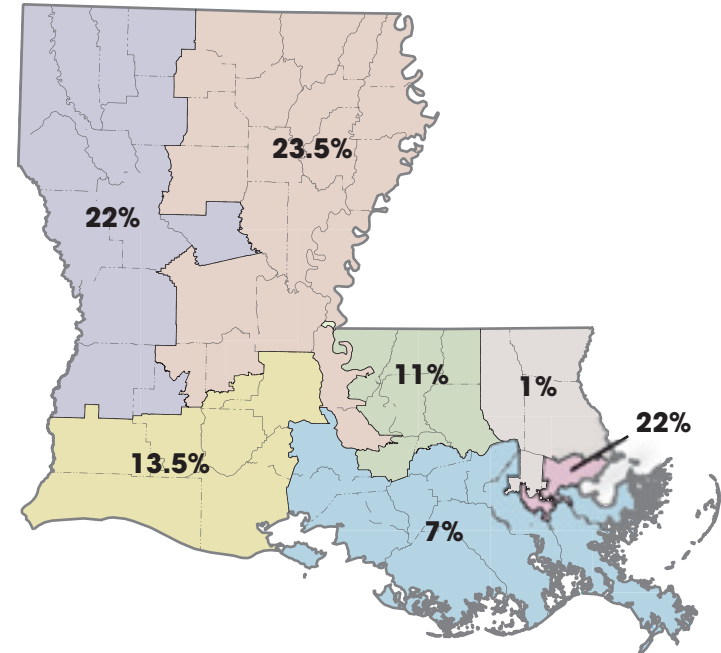
Property Name	Number of Units	City	Parish	Congressional District
Acadian Manor	140	Lafayette	Lafayette	7
Beau Sejour Estates/Carencro Elderly	104	Carencro	Lafayette	7
Country Acres	114	Lafayette	Lafayette	7
Himbola Manor Apartments	136	Lafayette	Lafayette	7
Holy Family Apartments	157	Lafayette	Lafayette	7
Lake Villa Apartments	40	Lafayette	Lafayette	7
Moss Gardens	114	Lafayette	Lafayette	7
Village Dulac	200	Lafayette	Lafayette	7
Pecan Villa	60	Ruston	Lincoln	5
Sparta Place Apts	40	Ruston	Lincoln	5
Madison Community Apts	58	Tallulah	Madison	5
Orange Blossom Apartments	32	Tallulah	Madison	5
Starr Lodge Apts	120	Tallulah	Madison	5
Toney's Rental Housing	5	Tallulah	Madison	5
Wyche Apartments	60	Tallulah	Madison	5
Morehouse Gardens	40	Bastrop	Morehouse	5
Bond House	75	Bastrop	Morehouse	5
Town East	40	Bastrop	Morehouse	5
Cane Gardens Apts	67	Natchitoches	Natchitoches	4
Fairgrounds Road	50	Natchitoches	Natchitoches	4
Natchitoches-Thomas	120	Natchitoches	Natchitoches	4
Annunciation Inn	106	New Orleans	Orleans	2
Christopher Inn	58	New Orleans	Orleans	2
Christopher Inn	60	New Orleans	Orleans	2
Christopher Inn	26	New Orleans	Orleans	2
Dauphine Apartments	26	New Orleans	Orleans	2
Delille Inn	51	New Orleans	Orleans	2
Forest Towers East	199	New Orleans	Orleans	2
Frenchman's Wharf I	31	New Orleans	Orleans	2
Frenchman's Wharf Ph II	31	New Orleans	Orleans	2
Gordon Plaza	128	New Orleans	Orleans	2
Haydel Heights Apartments	65	New Orleans	Orleans	2

Property Name	Number of Units	City	Parish	Congressional District
Holly Park	81	New Orleans	Orleans	2
Nazareth II	120	New Orleans	Orleans	2
Nazareth Inn	149	New Orleans	Orleans	2
New Orleans Towers	307	New Orleans	Orleans	2
Peace Lake Towers	130	New Orleans	Orleans	2
Raphael Manor	35	New Orleans	Orleans	2
Satchmo Plaza	34	New Orleans	Orleans	2
St John Berchman's Manor	149	New Orleans	Orleans	2
St. Martin House/the 1540 House	12	New Orleans	Orleans	2
St. Martin Manor	140	New Orleans	Orleans	2
Tivoli Place Apartments	163	New Orleans	Orleans	2
Versailles Arms	200	New Orleans	Orleans	2
Versailles Arms II	200	New Orleans	Orleans	2
Villa Additions	75	New Orleans	Orleans	2
Villa D'arnes	198	New Orleans	Orleans	2
Villa St Maurice	110	New Orleans	Orleans	2
YWCA Senior Housing / Tulane Senior	60	New Orleans	Orleans	2
Kingsway Apartments	92	Monroe	Ouachita	5
Monroe Elderly Housing (Meadowbrook)	80	Monroe	Ouachita	5
Murray Plaza Apartments	80	Monroe	Ouachita	5
Oak Manor 1990 Ltd	88	Monroe	Ouachita	5
Ouachita Grand Plaza	90	Monroe	Ouachita	5
Parish Square	42	Monroe	Ouachita	5
Trishell Apts	90	Monroe	Ouachita	5
Miss Pat's Place	12	Pineville	Rapides	5
Our Lady's Manor	104	Alexandria	Rapides	5
Bethel Apartments	90	Alexandria	Rapides	5
England Apartments	98	Alexandria	Rapides	5
Red River Estates	100	Coushatta	Red River	4
Richland Apartments	60	Rayville	Richland	5
Apollo Plaza	72	Many	Sabine	4

Property Name	Number of Units	City	Parish	Congressional District
Middlecreek Apartments	50	Many	Sabine	4
St. Bernard II	82	Meraux	Saint Bernard	3
St. Bernard Manor	82	Meraux	Saint Bernard	3
Holy Trinity Villa	50	Opelousas	Saint Landry	7
Holy Trinity Villa II	54	Opelousas	Saint Landry	7
Village Duchesne Apartments	70	Sunset	Saint Landry	7
Cypress Gardens Apartments	100	Saint Martinville	Saint Martin	3
Franklin Hope Haven	59	Franklin	Saint Mary	3
Slidell Heights	12	Slidell	Saint Mary	3
St. Jules Apartments	32	Franklin	Saint Mary	3
Rouquette Lodge II	51	Mandeville	Saint Tammany	1
St. Tammany Manor	119	Mandeville	Saint Tammany	1
Dubourg Home	115	Laplace	St John the Baptist	3
Westminster Gardens	40	Hammond	Tangipahoa	1
Eastside Hills Apartments	59	Farmerville	Union	5
Sunshine Center	37	Leesville	Vernon	4
Vernon Manor Apartments	30	Leesville	Vernon	4
Camelot Apts	104	Springhill	Webster	4
Mt Calm Senior Hamlet	40	Minden	Webster	4
Sheppard Park Village	80	Minden	Webster	4
Webster Manor Apartments	86	Minden	Webster	4
White Oaks Terrace	53	Oak Grove	West Carroll	5
West Feliciana Apartments	40	Hardwood	West Feliciana	6
H. Y. Bell	55	Winnfield	Winn	5

Total Unit Count: 14,731

Section 8 Assistance by Congressional District



Low-Income Housing Tax Credit PROGRAM

LOW-INCOME HOUSING TAX CREDIT PROGRAM (LIHTC) (MULTI-FAMILY DEVELOPMENT) 2007-2008 BOARD ALLOCATIVES

The Low Income Housing Tax Credit Program encourages public and private investors to build and rehabilitate low-income residential units by generating federal tax incentives. As administrator of the LIHTC Program for the state, LHFA awards annually, through competitive funding rounds, tax credits to developers/investors who construct or rehabilitate affordable rental housing. The LIHTC is often recognized as the most effective incentive for the development of new and affordable multi-family housing.



Project Name & Address	Number of Buildings	Number of Units	Parish	Reservation Amount
West Crowley Subdivision North & West of John F. Kennedy Dr. Crowley, LA 70526	68	68	Acadia	\$1,226,272
Bobby Smith Subdivision I John F. Kennedy, Rayville, LA 71269	24	24	Acadia	\$296,394
Bobby Smith Subdivision II John F. Kennedy, Rayville, LA 71269	24	24	Acadia	\$300,000
South Rayne Subdivision 957 W. Branch Street, Rayne, LA 70579	52	52	Acadia	\$968,495
Southeast Oakdale SF Housing West of Ballard Rd., Oakdale, LA 71303	34	34	Allen	\$641,786
Arcadia Village Parish Rd 186 & Daniel St., Arcadia, LA 71001	28	31	Bienville	\$250,000
The Villages at Eagle Point III 2335 Riverwood Dr., Bossier City, LA 71111	10	48	Bossier	\$290,461
Autumn Ridge Apts Mt. Zion Road, Shreveport, LA 71106	36	72	Caddo	\$287,203
Oxford Court Apartments Valleyview Drive, Shreveport, LA 71106	22	44	Caddo	\$301,094
Northern Heights Homes 3000 Roy Road, Shreveport, LA 71107	20	40	Caddo	\$288,025
Camelot Villa 4725 Market St, Shreveport, LA 71104	6	40	Caddo	\$285,198
Bayou Place Subdivision Intersection of 84th & Long Bayou Ln. Shreveport, LA 71106	27	27	Caddo	\$299,999
King Oaks I Corner of Audrey Ln. & Thomas E. Howard Dr., Shreveport, LA 71101	26	26	Caddo	\$354,000
King Oaks III Corner of Audrey Ln & Thomas E. Howard Dr., Shreveport, LA 71101	22	22	Caddo	\$300,000.00
King Oaks IV Corner of Audrey Ln & Thomas E. Howard Dr., Shreveport, LA 71101	22	22	Caddo	\$300,000

Project Name & Address	Number of Buildings	Number of Units	Parish	Reservation Amount
Meridian Court 1100 Stillwell Pl., Shreveport, LA 71101	27	27	Caddo	\$299,528
Rosenwald III Subdivision Off Round via Markham, Shreveport, LA 71107	26	26	Caddo	\$300,000
Bartlett Place Apartments Valleyview, Shreveport, LA 71106	22	44	Caddo	\$299,537
Rosenwald IV Subdivision Off Round Grove via Markham, Shreveport, LA 71107	26	26	Caddo	\$300,000
Camelot Apartments Shreveport-Blanchard HWY, Shreveport, LA 71107	22	44	Caddo	\$317,420
Isabella I Estates Shreveport-Blanchard HWY, Shreveport, LA 71107	22	44	Caddo	\$317,420
Isabella II Estates Roy Road, Shreveport, LA 71107	22	44	Caddo	\$317,420
Cambridge Court II Apartments Kitty Lane, Shreveport, LA 71107	16	32	Caddo	\$317,420
North Pointe Subdivision North of Sheperd St., Shreveport, LA 71107	27	27	Caddo	\$353,882
Louise Landing Lake Charles, LA 70601	56	56	Calcasieu	\$1,115,582
Village at McNesse South Park Rd. 400 ft. south of McNesse, Lake Charles, LA 70605	60	60	Calcasieu	\$706,839
Frenchmen's Creek 1150 Cypress, Sulphur, LA 70663	40	40	Calcasieu	\$593,988
Patrick Place Goodman Rd., Lake Charles, LA 70615	31	31	Calcasieu	\$294,676
Quinn Court Goodman Rd., Lake Charles, LA 70615	31	31	Calcasieu	\$297,870
Gordon Woods Goodman Rd., Lake Charles, LA 70605	70	70	Calcasieu	\$1,206,485
Delta Crossing Vinton, LA 70648	54	54	Calcasieu	\$1,085,443
Woodland Glen Lake Fairway Dr., Lake Charles, LA 70615	27	27	Calcasieu	\$396,497

Project Name & Address	Number of Buildings	Number of Units	Parish	Reservation Amount
Cedar Pointe Subdivision Mickens Road, Baton Rouge, LA 70811	80	80	East Baton Rouge	\$1,220,972
O'Brien House SRO 12th Street between Main and Laurel, Baton Rouge, LA 70802	1	32	East Baton Rouge	\$298,000
Southern Woods Hooper Road, Baton Rouge, LA 70811	15	60	East Baton Rouge	\$300,000
Banyan Trace II McClelland Dr., Baton Rouge, LA 70805	20	20	East Baton Rouge	\$300,705
Restoration BR VI Various, Baton Rouge, LA 70806	20	20	East Baton Rouge	\$236,509
Restoration BR V Various, Baton Rouge, LA 70806	18	18	East Baton Rouge	\$239,393
Brookstown Place Subdivision Various, Baton Rouge, LA 70805	25	25	East Baton Rouge	\$438,200
Melrose Pepper Mill, II 6747 Renoir, Baton Rouge, LA 70806	5	29	East Baton Rouge	\$246,807
Fullerton Estates Plank Road, Baton Rouge, LA	22	22	East Baton Rouge	\$295,825
Winchester Hollow Homes Baton Rouge, LA 70805	20	20	East Baton Rouge	\$296,547
Lancaster Ridge Homes Baton Rouge, LA 70805	20	20	East Baton Rouge	\$296,547
Foster Woods Baton Rouge, LA 70805	20	20	East Baton Rouge	\$296,547
Southern Place Apartments Chatagnier Street Extension, Ville Platte, LA 70886	6	38	Evangeline	\$86,095
Renaissance Place Ville Platte, LA	25	25	Evangeline	\$292,807
Bayou Place II 120 Arpent, New Iberia, LA 70560	25	25	Iberia	\$435,685
Bayou Place 100 Twenty Arpent Rd, New Iberia, LA 70560	25	25	Iberia	\$293,379
Candlewood Estates Highway 85 near Main Street, Jeanerette, LA 70544	32	32	Iberia	\$279,158

Reservation Amount	Parish	Number of Units	Number of Buildings	Project Name & Address
\$378,849	Iberia	45	3	Hunters Glen Apartments Dale St between Anne & Lewis St, New Iberia, LA 70560
\$353,795	Iberia	32	8	Cherokee Apartments To be announced, New Iberia 70560
\$739,269	Jackson	40	40	Jackson Pines Subdivision Bond St., Jonesboro, LA 71251
\$1,037,719	Jefferson	60	60	Claiborne Homes I Claiborne Blvd/Beechgrove Blvd, Westwego, LA 70094
\$915,412	Jefferson	61	61	LOR/ROS Residences Clifford Court, Waggaman, LA 70094
\$686,869	Jefferson	60	60	Live Oak Manor I Jeffer St, Waggaman, LA 70094
\$563,131	Jefferson	60	60	Live Oak Manor II Jeffer St, Waggaman, LA 70094
\$380,181	Jefferson	30	4	Britton Apartment Nel Court/Hector Avenue, Terry Town, LA 70056
\$297,104	Lafayette	20	20	Cypress Estates Homes Lafayette, LA 70583
\$297,104	Lafayette	20	20	River Brook Lafayette, LA 70583
\$297,104	Lafayette	20	20	Oak Manor Lafayette, LA 70586
\$328,072	Lafayette	25	25	Beau Maisons Estates 820 Martin Luther King Dr., Lafayette, LA 70501
\$316,277	Lafayette	24	24	Beau Soleil Place 820 MLK Drive, Lafayette, LA 70501
\$381,372	Lafayette	30	30	St Antoine Gardens W. Gilman St. Antoine St, Lafayette, LA 70501
\$296,270	Lafourche	32	32	Abbey Glen Serenity Drive, Thibodaux, LA 70301
\$253,515	Lafourche	40	11	Lockport Elderly Apartments II Church Street, Lockport, LA 70374
\$204,072	Lafourche	40	6	Tarpon South Apartments Corner of LA Hwy.3235 & Satsuma St., Galliano, LA 70354

Reservation Amount	Parish	Number of Units	Number of Buildings	Project Name & Address
\$212,090	Lincoln	40	5	Orchard Creek E. Florida at N. Hazel, Ruston, LA 71270
\$288,025	Lincoln	40	20	Orchard Heights Homes 1300 McAllister, Ruston, LA 71275
\$300,000	Lincoln	40	40	Lincoln Family Housing 7081 Hwy. 80 West, Ruston, LA 71270
\$289,511	Livingston	36	20	Ashley Place, Phase 2 219 Edgewood Drive, Denham Springs, LA 70727
\$82,246	Natchitoches	32	4	Canè River 130 Schoolhouse Rd, Cloutierville, LA 71416
\$317,420	Natchitoches	44	22	Bayou Bend II Apartments Maria Lane, Natchitoches, LA 71457
\$317,420	Natchitoches	44	22	Lakeview V Apartments Lakeview Dr., Natchitoches, LA 71457
\$808,134	Orleans	44	1	The Savoy II 6840, 6852, 6866 Cindy Place, New Orleans, LA 70127
\$1,135,517	Orleans	98	1	NAPFE Towers 3200 Garden Oaks Drive, New Orleans, LA 70114
\$899,187	Orleans	26	26	Fischer IV-3 Multiple Addresses, New Orleans, LA
\$1,113,323	Orleans	50	25	C. J. Peete I 2514 Washington Ave., New Orleans, LA 70113
\$320,014	Orleans	18	9	Tchoupitoulas 3249 Tchoupitoulas St., New Orleans, LA 70113
\$850,462	Orleans	52	19	Guste II-B 2501 Erato St., New Orleans, LA 70113
\$645,170	Orleans	37	5	River Garden Historic Apts 1801 St. Thomas, New Orleans, LA 70130
\$941,489	Orleans	89	1	Flint Goodridge Apartments 2425 Constance St, New Orleans, LA 70115
\$283,203.00	Orleans	30	1	Rising Sun Homes 1422 Charbonnet St., New Orleans, LA 70113
\$385,411	Orleans	24	12	Imperial Drive II 42 Imperial Dr., New Orleans, LA 70122

Project Name & Address	Number of Buildings	Number of Units	Parish	Reservation Amount
Imperial Drive I 42 Imperial Dr., New Orleans, LA 70122	13	26	Orleans	\$384,804
Bayou Garden Apartments 13501 Chef Menteur Hwy, New Orleans, LA 70129	6	160	Orleans	\$1,111,674
Opportunity Homes Scattered Sites, New Orleans, LA	30	54	Orleans	\$771,722
Falstaff Apartments 2600 Gravier St., New Orleans, LA 70119	7	156	Orleans	\$1,210,755
Renaissance Place 3601 Texas Dr., New Orleans, LA 70114	1	307	Orleans	\$1,214,567
Patterson Homes 0 Patterson St, Algiers, LA 70131	30	30	Orleans	\$544,935
Elmwood Homes Elmwood Park Dr., New Orleans, LA 70114	40	40	Orleans	\$703,414
3501 St. Claude 3501 St. Claude, New Orleans, LA 70117	1	36	Orleans	\$633,792
Bywater Arts Loft 3725 Dauphine St, New Orleans, LA 70117	5	54	Orleans	\$765,000
River Garden Elderly Apts 2017 Laurel St, New Orleans, LA 70130	1	57	Orleans	\$927,376
Georgetown of New Orleans II 7209 E. Suffolk Dr, New Orleans, LA 70126	12	119	Orleans	\$1,073,142
Tullis Pointe Residences Tullis Road, New Orleans, LA 70131	1	200	Orleans	\$1,224,976
Wisdom Manor 4324 General Ogden St, New Orleans, LA 70129	1	32	Orleanst	\$462,321
Ninth Ward Development Multiple Addresses, New Orleans, LA	20	20	Orleans	\$266,455
Handelman Lofts 1824-1832 Oretha Castle Haley New Orleans, LA 70113	1	24	Orleans	\$260,917
Louisiana Freedmen Homes 3115 Audubon St, New Orleans, LA 70125	15	29	Orleans	\$333,709
Moreward Development Ph II 11212 Chef Menteur HWY, New Orleans, LA 70127	25	25	Orleans	\$398,836

Project Name & Address	Number of Buildings	Number of Units	Parish	Reservation Amount
Mazant Royal 3601 Law St, New Orleans, LA	9	18	Orleans	\$320,646
General Ogden 3601 Law Street, New Orleans, LA	11	22	Orleans	\$374,905
Byers Estates II Corner of Byers St and Outlet St, Monroe, LA 71201	22	22	Ouachita	\$300,000
Byers Estates I Corner of Byers St and Outlet St, Monroe, LA 71201	22	22	Ouachita	\$300,000
Tri City Subdivision Louberts St, Monroe, LA 71201	25	25	Ouachita	\$300,000
Hidden Hills West Side of Hwy. 165 near intersection of Jason Dr., Monroe, LA 71203	23	23	Ouachita	\$414,899
Passman Plaza III 230 Desaird Plaza Dr., Monroe, LA 71203	10	60	Ouachita	\$402,530
Kenneth G. Jackson Memorial Estates Ph. I TBA Desaird St., Monroe, LA 71201	30	30	Ouachita	\$588,420
Hideaway Crossing Sabina St, Alexandria, LA 714309	35	35	Rapide	\$300,000
Oakmont Village Apartments 3116 Hudson Blvd., Alexandria, LA 71302	18	36	Rapides	\$299,999
Pin Oak Crossing Lincoln Rd. off of Sugar House Rd., Alexandria, LA 71303	22	22	Rapides	\$300,000
Silver Leaf Estates Willow Glen River Rd and Arron, Alexandria, LA 71303	22	22	Rapides	\$300,000
Lawson Heights Sub II Eddie Williams Ave., Alexandria City, LA 71302	24	24	Rapides	\$288,798
Lawson Heights Sub Eddie Williams Ave, Alexandria, LA 71302	24	24	Rapides	\$288,798
Riverbend Subdivision II W of Grn Oaks/N of Chatlin Lk Canal, Alexandria, LA 71302	26	26	Rapides	\$354,000
King Oaks Subdivision II Audrey Ln/Thomas E Howard Dr, Shreveport, LA 71107	26	26	Rapides	\$354,000

Reservation Amount	Parish	Number of Units	Number of Buildings	Project Name & Address
\$354,000	Rapides	26	26	Riverbend Subdivision II W of Grn Oaks/N of Chatlin Lk Canal, Alexandria, LA 71302
\$721,095	Rapides	41	41	England Drive SF Housing West side of Ballard Rd, Oakdale, LA 71303
\$717,260	Rapides	40	40	Pecan Grove I Old Boyce Rd near intersection of Karla St., Monroe, LA 71303
\$533,435	Rapides	40	40	Hideaway Crossing II West side of Hwy. 165 near intersection of Jason Dr., Monroe, LA 71201
\$296,573	Richland	24	24	Richland East Subdvision Branch Crossing Rd, Rayville, LA 71269
\$295,889	Richland	24	24	North Oaks Single Fam Housing N Eugene St, Rayville, LA 71269
\$280,785	St. James	32	32	Clearview Estates King Ave, Litcher, LA 70071
\$1,231,983	St. John	80	80	Auburn Woods Garyville Northern St, Garyville, LA 70051
\$300,000	St. Landry	1	42	Southern Breeze Residences 1100 Nile St, Eunice, LA 70535
\$300,000	St. Landry	40	40	St. Landry Crossing Penny Lane, Opelousas, LA 70570
\$300,000	St. Landry	30	30	St. Landry Place Raymond St. @Henry St., Opelousas, LA 70570
\$619,128	St. Tammany	22	40	Audrey Heights 2100 Eden St, Covington, LA 70435
\$276,433	St. Tammany	15	30	Superior Homes Phase 4425 Tolowa Ln, Covington, LA 70433
\$276,433	St. Tammany	15	30	Superior Homes Phase II 4425 Tolowa Ln, Covington, LA 70433
\$1,168,439	St. Tammany	64	64	Country Lane Sr. Residences of St. Tammany, Boater's Rd & I-10
\$940,285	St. Tammany	26	52	Country Lane Senior Residences of Slidell Old Covington Hwy., Slidell, LA 70458
\$190,025	Tangipahoa	13	25	Woodland Commons Range Road, Hammond, LA 70403
\$271,712	Tangipahoa	15	30	S. Range Homes Phase II S. Range Road, Hammond, LA 70403

Reservation Amount	Parish	Number of Units	Number of Buildings	Project Name & Address
\$293,137	Tangipahoa	32	32	Belvedere Estates Hwy. 1049 & West Cutrer, Kentwood, LA 70444
\$293,137	Tangipahoa	32	32	Broadmoor Village Mashon Road and Guzzardo Lane, Independence, LA 70433
\$264,834	Tangipahoa	5	30	Helena Manor Belle Road, Ponchatoula, LA 70454
\$401,994	Tangipahoa	40	40	Oakwood Estates Rogers Moore Pkw, Hammond, LA 70401
\$415,435	Tangipahoa	40	40	Cross Creek Estates Factory Road, Amite, LA 70544
\$369,901	Tangipahoa	15	30	S. Range Homes Phase I S. Range Road, Hammond, LA 70403
\$278,731	Terrebonne	15	30	West Park Homes Phase I 4325 Westpark Road, Houma, LA 70359
\$277,603	Terrebonne	15	30	West Park Homes Phase II 4325 Westpark Road, Houma, LA 70359
\$219,085	Terrebonne	12	24	West Park Homes Phase III 4325 Westpark Road, Houma, LA 70359
\$84,294	Union	4	32	Bernice Park 401 Crane Creek Dr, Bernice, LA 71222
\$212,500	Union	12	24	Farmerville North Villa Subdivision Phase I Hwy. 15 North, Farmerville, LA 71241
\$1,064,947	Vermillion	60	60	North Abbeville Subdivision II North Lafitte Road, Abbeville, LA 70510
\$297,230	Washington	16	32	Columbia Station S. Columbia St, Bogalusa, LA 70427
\$247,194	Webster	20	40	Cullen Homes II 6150 Reynolds Street, Cullen, LA 71021
\$251,444	Webster	20	40	Cullen Homes I 5100 Temple Drive, Cullen, LA 71021
\$259,994	Webster	16	51	Springhill Senior Housing Morgan & Church St, Springhill, LA 71075
\$294,617.00	West Baton Rouge	23	23	River West Larquier St, W.Baton Rouge, LA 70767
\$269,191.00	West Baton Rouge	12	24	River Court Homes Commercial Drive, Port Allen, LA 70767

HOME Investment Partnership PROGRAM

The HOME Program is designed as a flexible funding source for different housing providers. Its beneficiaries can include individual homeowners, tenants, for-profit developers, non-profit housing providers, Community Housing Development Organizations (CHDOs), local governments, redevelopment organizations or public housing authorities.

A portion of the Agency's HOME funds are used in conjunction with Mortgage Revenue Bonds in its Homeownership Program.

The Agency also uses HOME dollars in its SHARE Grant Programs to provide funding for the rehabilitation of owner-occupied sub-standard housing in the State. HOME funds, allocated by HUD, are designed to strengthen public-private partnerships and to expand the supply of decent, safe, sanitary and affordable multi-family rental housing for very low-and low-income families. For multi-family projects, HOME provides low-interest rate loans to developers for acquisition and/or new construction or rehabilitation of affordable rental housing.

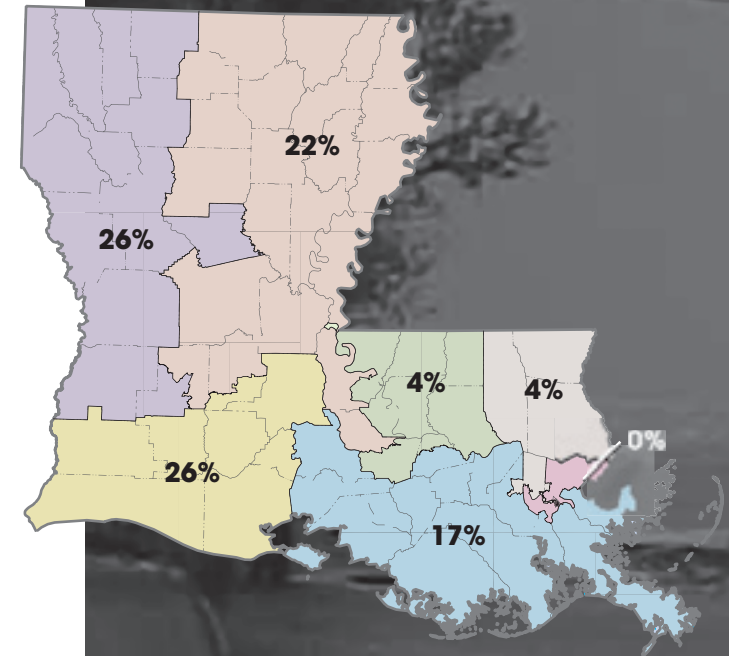


HOME Projects for Fiscal Year 05-06

Project Name & Address	Number of Buildings	Number of Units	Parish	Congressional District	Reservation Amount
Bobby Smith Subdivision I Single Family Housing end of John F. Kennedy Dr, Crowley, LA 70527	24	24	Acadia	7	\$359,626
Bobby Smith Subd II Single Family Housing end of John F. Kennedy Drive, Crowley, LA 70527	24	24	Acadia	7	\$359,626
Arcadia Village Parish Rd 186 and Daniel St., Arcadia, LA 71001	28	28	Bienville	4	\$410,00
Camelot Villa 4725 Market St., Shreveport, LA 71104	6	40	Caddo	4	\$410,000
Patrick Place Goodman Road, Lake Charles, LA 70615	31	31	Calcasieu	7	326,610
Southern Woods Residences Hooper Road, Baton Rouge, LA 70811	15	60	East Baton Rouge	6	410,000
Southern Place Apartments Chatagnier Street Extension, Ville Platte, LA 70586	6	38	Evangeline	7	410,000
Bayou Place 100 Twenty Arpent Road, New Iberia, LA 70560	25	25	Iberia	3	186,273

Project Name & Address	Number of Buildings	Number of Units	# of HOME Units	Parish	Congressional District	Reservation Amount
Abbey Glen Serenity Drive, Thibodeaux, LA 70301	32	32	Lafourche	3		399,210
Lockport Elderly Apartments II Church St., Lockport, LA 70374	11	40	Lafourche	3		390,516
Tarpon South Apartments Corner of LA Hwy 3235 & Satsuma St., Galliano, LA 70354	6	40	Lafourche	3		364,335
Lincoln Family Housing 7081 Hwy 80 West, Ruston, LA 70634	40	40	Lincoln	5		410,000
Orchard Creek East Floridia at North Hazel, Ruston, LA 71270	5	40	Lincoln	5		410,000
Hideaway Crossing Sabina Street, Alexandria, LA 71309	35	35	Rapides	5		1,010,000
Richland East Single Family Housing Project Branch Crossing Road, Rayville, LA 71269	24	24	Richland	5		376,208
St. Landry Place Raymond St at Henry St, Opelousas, LA 70570	30	30	St. Landry	4		410,000
St. Landry Crossing Penny Lane, Opelousas, LA 70570	40	40	St. Landry	7		1,010,000
Southern Breeze Residences 1100 Nile St., Eunice, LA 70535	1	42	St. Landry	7		410,000
Woodland Commons Range Road, Hammond, LA 70403	13	25	Tangipahoa	1		374,091
Farmerville North Villa Subdivision Phase I Hwy 15 North, Farmerville, LA 71241	24	24	Union	5		410,000
Springhill Senior Housing Morgan and Church Streets, Springhill, LA 71075	51	51	Webster	4		410,000
Cullen Homes I 5100 Temple Drive, Monroe, LA 71201	20	20	Webster	4		334,424
Cullen Homes II 6150 Reynolds St., Monroe, LA 71201	20	20	Webster	4		334,424
Totals	511	773				\$9,925,343

HOME Investment Partnership Projects by Congressional District



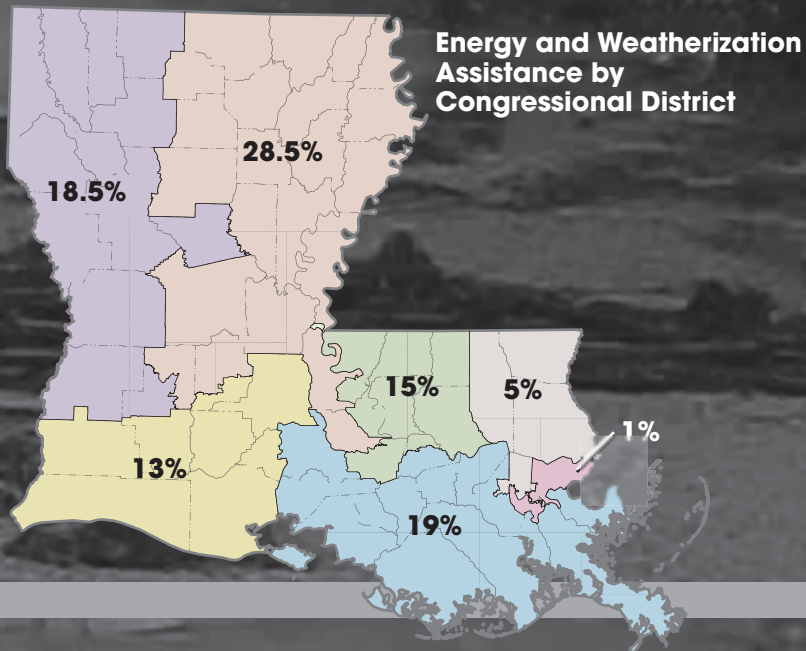
Energy Assistance PROGRAM

LOW-INCOME HOME ENERGY ASSISTANCE PROGRAM (LIHEAP)

The Low Income Home Energy Assistance Program assists low-income households with their home energy costs by making payments directly to energy suppliers. Funds are distributed to a network of community agencies. In the 2005-2006 fiscal year, LIHEAP assisted 74,219 households in Louisiana paying a portion of their energy expenses.

WEATHERIZATION ASSISTANCE PROGRAM (WAP)

The Weatherization Assistance Program helps low-income families reduce their energy costs by applying energy efficiency measures to their homes. Services include window repair, caulking and installation of attic insulation. In the 2005-2006 fiscal year, 691 homes received energy efficiency measures to help reduce energy burdens.



Parishes	Congressional District	LIHEAP/Hurricane Crisis		WAP	
		Total Expenditures	Households Served	Total Expenditures	Number of Units Completed
Acadia	7	324,609	906	12,208	4
Allen	4 & 7	457,624	1,143	24,487	5
Ascension	3 & 6	363,603	1,486	42,864	8
Assumption	3 & 6	229,496	693	46,078	5
Avoyelles	5	304,846	1,207	75,142	23
Beauregard	4	106,463	371	30,231	4
Bienville	4	71,074	114	13,378	4
Bossier	4	309,476	1,029	25,339	5
Caddo	4	818,598	3,219	238,398	38
Calcasieu	7	706,130	443	101,358	23
Caldwell	5	46,595	160	2,373	0
Cameron	7	8,840	0	1,233	0
Catahoula	5	43,465	129	9,838	1
Claiborne	4	93,658	31	19,985	5
Concordia	5	77,365	278	39,657	6
DeSoto	4	89,555	302	32,189	5
East B.R.	6	2,375,004	7,165	293,415	65
E. Carroll	5	109,192	315	18,291	5
E. Feliciana	6	202,671	661	16,074	3
Evangeline	5 & 7	1,674,386	3,536	42,819	9
Franklin	5	73,735	249	4,229	1
Grant	5	62,405	205	31,124	6
Iberia	3	362,975	1,702	61,926	19
Iberville	6	505,315	645	22,990	5
Jackson	5	48,243	156	19,210	3
Jeff-Davis	7	244,040	664	19,958	7
Jefferson	1 & 3	1,372,243	5,202	46,110	14
Lafayette	7	651,941	2,604	63,102	22
Lafourche	3	282,018	1,127	0	0
LaSalle	5	49,145	157	16,963	2
Lincoln	5	129,607	515	31,783	14

Parishes	Congressional District	LIHEAP/Hurricane Crisis		WAP	
		Total Expenditures	Households Served	Total Expenditures	Number of Units Completed
Livingston	6	426,513	1,809	42,864	8
Madison	5	67,793	152	6,023	1
Morehouse	5	229,084	615	34,759	8
Natchitoches	4	72,523	271	61,288	8
Orleans	2	1,090,492	3,968	715,983	124
Ouachita	5	770,335	2,634	135,068	23
Plaquemines	3	261,690	100	0	0
Pointe Coupee	6	376,281	905	18,892	4
Rapides	5	762,364	2,272	97,955	21
Red River	4	45,145	137	12,137	3
Richland	5	107,541	263	4,029	1
Sabine	4	70,426	239	16,991	4
St. Bernard	3	31,400	117	0	0
St. Charles	3	1,052,686	2,327	20,517	7
St. Helena	6	193,382	613	16,074	3
St. James	3	362,743	1,059	29,247	6
St. John	3	341,784	986	1,503	0
St. Landry	7	1,134,926	3,252	106,812	33
St. Martin	3	294,775	757	24,351	10
St. Mary	3	777,787	2,142	51,052	13
St. Tammany	1	573,738	2,049	23,681	9
Tangipahoa	1	579,298	2,592	107,161	20
Tensas	5	58,348	118	6,808	2
Terrebonne	3	450,187	1,955	44,267	17
Union	5	216,131	563	16,483	5
Vernon	4	179,614	567	49,465	8
Vermilion	7	498,410	1,258	67,124	12
Washington	1	321,138	1,268	37,506	7
Webster	4	132,096	540	31,500	8
West B.R.	6	395,397	1,288	14,639	4
W. Carroll	5	69,705	263	11,918	4
W. Feliciana	6	62,562	496	10,716	2
Winn	5	68,485	230	3,247	5
TOTALS		24,269,118	74,219	3,222,837	691



The opportunity to get assistance through the SMILE Community Action Weatherization Program, funded through the Louisiana Housing Finance Agency, was a big blessing. Prior to the weatherization work on our home, our average utility bill was \$500. With the energy education and weatherization measures completed, our utility bills now run about \$280 per month. We appreciate the professionalism, care and respect that was extended to our family.

– Mr. And Mrs. O'Neal Jones
New Iberia, LA



Review and Inspection **PROGRAM**

COMPLIANCE DEPARTMENT

The Agency's mission to continually provide safe, decent, sanitary and affordable housing would not be accomplished without the Compliance Department.

The Compliance Department is responsible for conducting on-site monitoring reviews and inspections of all low-income properties under the jurisdiction of the Agency. The on-site inspection includes the review of documentation supporting tenant eligibility, physical compliance, rent limitations and compliance with all federal and state policies and procedures. The Compliance Department currently monitors over 515 properties that include funding from five different programs with various monitoring cycles. During the reporting period 177 properties were monitored.

The department conducts compliance monitoring for the following Multi-Family Rental Housing Programs:

- Low-Income Housing Tax Credit Developments (LIHTC)
- FDIC- Properties Investment Partnership
- HOME Investment Partnerships Program (HOME)
- Housing Development Assistance Grants (HoDag)
- FHA Insured Projects

The Compliance Department will also play a vital role in the Agency's SHARE Grant Programs.

Project Inspections

From January 1, 2006 - June 30, 2006

Date	Property Name	Type	Parish	Total Number of Units	Congressional District
03/13/06	Alexander Place Apts	TC/Home	Bienville	40	4
04/20/06	Azalea Park	TC/Home	Ouachita	40	7
05/02/06	Azalea Terrace Apts	TC/Home	Webster	24	4
06/20/06	Banyan Trace	TC	E. Baton Rouge	44	6
02/14/06	Berkshire Court Apts	TC	Caddo	58	4
02/08/06	Bethel Courts Apts	TC	Tensas	16	7
03/27/06	Blanchard Elderly III	TC/Home	Caddo	40	4
03/28/06	Blanchard Srs.I	TC	Caddo	24	4
07/12/06	Bluebonnet Ridge	TC	E. Baton Rouge	112	6
01/27/06	Bougainvilla Apts	TC/Home	Livingston	48	6
02/13/06	Brentwood	TC	St. Landry	32	7
03/30/06	Bunkie Srs. II Apts	Home	Avoyelles	32	7
04/27/06	Butler Estates	TC/Home	Vernon	10	4
02/01/06	Cambridge Court	TC	Caddo	50	4
08/28/06	Camellia Trace	TC	E. Baton Rouge	80	6
01/12/06	Carmel Square	Home	DeSoto	32	4
02/09/06	Cedar Ridge Apts	TC/Home	Livingston	42	6
03/03/06	Charleston Oaks Apts	TC/Home	E. Baton Rouge	30	6
05/11/06	Cherry Brook Apts	TC/Home	Iberia	74	3
02/08/06	Church Lane Apartments	Home	Tensas	18	5
04/19/06	Cinnamon Square Apts/Ruston	TC/Home	Lincoln	84	7
05/16/06	Claiborne Creek Apts.	TC/Home	Ouachita	72	7
05/16/06	Claiborne Creek Apts.II	TC/Home	Ouachita	60	7
06/27/06	Clinton Plaza	TC	East Feliciana	32	6
04/25/06	Concordia Apts	TC	Concordia	112	5
08/17/06	Cory Park	TC/Hodag	Jeff Davis	30	7
05/22/06	Cottonland Village Apt II	TC	Ouachita	40	7

Date	Property Name	Type	Parish	Total Number of Units	Congressional District
06/02/06	Cottonwood II	TC/Home	Avoyelles	24	7
06/01/06	Cottonwood Seniors	TC	Avoyelles	24	7
05/25/06	Country Acres Apts.	TC/Home	Lafayette	113	7
03/14/06	Coushatta Srs. II Apts.	TC/Home	Red River	24	4
06/7/06	Cypress Gardens	Home	St. Martin	100	3
01/19/06	Cypress Shadows I	TC	Lafayette	150	7
03/29/06	Dupre Place	TC/Home	St. Landry	50	7
03/28/06	Dupre Place Subdivision II	TC/Home	St. Landry	26	7
06/15/06	Edgewood Apartments	TC/Home	E. Baton Rouge	72	6
04/18/06	Emerald Trace Apts I	Home	Lincoln	48	5
04/17/06	Emerald Trace Apts II	Home	Lincoln	24	5
04/26/06	Eola Manor	TC/Home	Lafayette	40	7
04/06/06	Evangeline Village	TC/Home	Lafayette	72	7
01/24/06	Family Manor Apts	TC/Home	E. Baton Rouge	40	6
02/23/06	Felician Hills	TC/Home	West Feliciana	40	6
02/10/06	Ferriday Leisure	TC/Home	Concordia	36	5
04/12/06	Festival Apartments	TC	Calcasieu	56	7
01/11/06	Frierson Plaza	Home	DeSoto	32	4
06/26/06	Galvez Manor	TC	Ascension	32	6
06/29/06	Georgetown Apts.	TC	E. Baton Rouge	88	6
03/10/06	Glenmora Seniors Apts.	TC	Rapides	10	7
02/16/06	Gonzales Plaza	TC	Ascension	32	6
01/30/06	Greenwood Elderly Apts	TC/Home	Caddo	24	4
02/03/06	Greenwood Villa II Townhomes	TC	Caddo	40	4
02/03/06	Hammermill Apts.	TC/Home	St. Landry	30	7
03/16/06	Hammond Place Apts	TC/Home	Tangipahoa	40	1
04/13/06	Hammond Square Apts	TC/Home	Tangipahoa	48	1

Date	Property Name	Type	Parish	Total Number of Units	Congressional District
01/10/06	Heritage Village	TC/Home	Bossier	72	4
01/13/06	Hickory Hills	TC	Rapides	96	7
01/10/06	Hillside Apts/Claiborne Srs.	TC	Claiborne	32	4
01/25/06	Hope Bailey / Beauregard Apts	TC/Home	Beauregard	40	4
07/26/06	Howell Place	TC	E. Baton Rouge	48	6
01/26/06	Jackson Place Apts	TC/Home	E. Feliciana	40	6
03/23/06	Kathy Apartments	TC	Acadia	72	7
5/24/06	Kensington Village Apts	TC/Home	Ouachita	66	7
5/31/06	King's Place Apts	TC/Home	Lafourche	48	3
3/30/06	King's Pointe	TC	Pointe Coupee	20	6
4/28/06	Kristle Cove	TC/Hodag	St. Martin	50	3
04/13/06	Lafayette Gardens	TC	Lafayette	56	7
05/23/2006	Lakeview Apartments I	TC	Natchitoches	54	5
05/24/2006	Lakeview Apartments II	TC	Natchitoches	48	4
03/16/06	Leesville Elderly Apts	TC/Home	Vernon	54	4
5/23/06	Liberty Village Apartments	TC/Home	Ouachita	50	5
04/06/06	Live Oak Apt	TC/Home	Tangipahoa	48	1
5/31/06	Lockport Elderly Apts	TC/Home	Lafourche	40	3
01/31/06	Lockport Srs/Donaldsonville Srs.	Home	Ascension	32	6
01/12/06	Logansport Seniors Apts	TC	DeSoto	32	4
02/06/06	Mangham Apartments	TC	Richland	20	5
05/3/06	Many Seniors Apts	TC	Sabine	32	4
02/07/06	Maplewood Apartments	TC/Home	Winn	40	5
03/27/06	Millbrooke Apts.	Home	Sabine	32	4
01/10/06	Mill Street Apts	TC	Claiborne	32	4
03/22/06	Milo's Garden Apartments	TC/Home	Iberia	40	3
01/09/06	Mooring Manor	Home	Caddo	32	4

Date	Property Name	Type	Parish	Total Number of Units	Congressional District
05/10/06	Moss Pointe Apts	TC/Home	Acadia	40	9
01/25/06	Nanny O'Neal/Beauregard Srs.	TC/Home	Beauregard	40	4
03/09/06	Natchitoches Elderly Apts	TC/Home	Natchitoches	40	4
5/5/06	New Llano Seniors Apts	TC/Home	Vernon	40	4
02/09/06	Northwood Apartments	TC/Home	Morehouse	40	5
6/15/06	Oak Ridge Apartments	Home	Bossier	32	4
01/26/06	Oakdale Seniors	TC	Allen	26	4
01/09/06	Old Church Inn Apts	TC/Home	DeSoto	37	4
6/16/06	Palmetto Place Apt.	TC/Home	Bossier	40	4
02/01/06	Palmetto Springs Apt.	TC/Home	Livingston	48	6
02/20/06	Parkview Apts.	TC/Home	Ouachita	225	7
5/19/06	Parkway Apartments	TC/Home	Calcasieu	48	7
03/17/06	Pecan Manor	TC/Home	Natchitoches	40	5
07/25/06	Pelican Bay III	TC	E. Baton Rouge	48	6
6/21/06	Pineridge Apartments	TC/Home	Washington	40	1
01/09/06	Pleasantview Apts	TC/Home	Ouachita	40	5
4/27/06	Ponchatoula Meadows	TC	Tangipahoa	32	1
03/29/06	Port Barre Manor Apts	TC	St. Landry	32	7
01/10/06	Post Oak Apartments	TC/Home	Ouachita	80	5
5/4/06	Rainbow Acres Apts	TC	Livingston	32	6
02/06/06	Richland Comm. I	TC/Home	Richland	35	7
01/11/06	Richwood Cottages	TC/Home	Ouachita	50	7
6/12/06	Riverview Apts	TC	Washington	45	1
09/19/06	Rosenwald I	TC	Caddo	28	4
09/20/06	Rosenwald II	TC	Caddo	28	4
5/4/06	Rosepine Seniors	Home	Vernon	32	4
5/24/06	School Days/New Iberia H.S.	TC/Home	Iberia	65	3

Date	Property Name	Type	Parish	Congressional District	
				Total Number of Units	
07/5/06	Scotland Square Apts	TC	E. Baton Rouge	175	6
05/23/06	Sensley Apartments	TC/Home	Union	32	5
02/07/06	Shady Lane Srs. Apts.	TC/Home	Winn	32	7
03/15/06	South Meadows Apts	TC/Home	St. Martin	40	3
05/17/06	South Park Village	TC/Home	Ouachita	35	5
09/21/06	Southern Pines	TC	Ouachita	28	7
02/15/06	Southern Village	TC	Caddo	56	4
01/24/06	Southwind Apts	TC/Home	Jeff Davis	36	3
04/19/06	Spanish Lake Apts	Home	Iberia	46	3
02/08/06	Sparrow Gardens Apartments	TC/Home	St. Mary	30	3
04/07/06	Springtree Apts	TC	Livingston	72	6
03/09/06	St Joe I Estates	TC/Home	St. Tammany	48	1
03/02/06	St Joe II Estates	TC/Home	St. Tammany	36	1
06/1/06	St. Charles Manor	TC/Home	Lafourche	48	3
04/05/06	St. Joseph Apts	TC	Jefferson	50	3
05/18/06	St. Jules Apts	TC	St. Mary	32	3
05/22/06	Standifler PlaceApts.	TC/Home	Ouachita	53	5
01/11/06	Stonewall Apts	TC/Home	DeSoto	40	4
06/1/06	Sweet Water Apts	TC/Home	Lafourche	48	3
03/31/06	Sweetridge Apartments	TC/Home	St. Landry	40	7
08/29/06	Sycamore Suites	TC	E. Baton Rouge	16	6
01/18/06	T.R. Bobb Apts	TC/Home	Iberia	30	3
02/02/06	The Bentley	TC	Caddo	84	4
01/12/06	The Orchard Apts	TC/Home	Bossier	46	4
02/02/06	Timbers Apts II	TC	Sabine	48	4
02/2/06	Timberview Apartments	TC	Rapides	48	7
04/27/06	Trishell Apts.	TC	Ouachita	90	7

Date	Property Name	Type	Parish	Congressional District	
				Total Number of Units	
07/28/06	Varnado Villa	TC	Washington	12	1
04/27/06	Vernon Place Apts	TC/Home	Vernon	40	4
07/28/06	Village Square Apts	TC	Washington	10	1
05/01/06	Vivian Elderly Apts	TC/Home	Caddo	40	4
4/21/06	West Monroe Housing	TC/Home	Ouachita	29	7
06/23/06	West Villa	TC/Home	Franklin	40	5
08/18/06	Western Gardens Apts.	Home	Calcasieu	48	7
01/24/06	Westfield Apartments	TC/Home	Jeff Davis	40	7
04/10/06	Westlake Elderly Apts.	TC/Home	Calcasieu	24	7
04/10/06	Westlake Elderly II	TC	Calcasieu	24	7
06/16/06	Westminster Gardens	Home	Tangipahoa	40	1
03/24/06	Westminster Homes	Home	Jefferson Davis	40	7
05/9/06	Westminster Towers	Home	Jefferson	200	2
01/11/06	White Oak Apartments	TC/Home	Bossier	88	4
03/15/06	Willa Point	TC/Home	Natchitoches	40	5
04/12/06	William E. Ruffin Apts	TC/Home	Sabine	40	4
02/15/06	Willow Park I Apts	TC	Lafayette	88	7
02/16/06	Willow Park II Apts	TC	Lafayette	88	7
05/15/06	Willow Village	Home	Union	50	5
01/26/06	Wingfield Apartments	TC/Home	Allen	40	4
04/24/06	Wisner Apartments	Home	Franklin	20	5
04/08/06	Wood Creek Apts	TC	Lafayette	36	7
05/22/06	Woodcrest Apt	TC	Bossier	32	4